Every indication points to a marked increase in price of building construction. The enormous buying of building material for

Our 1915 houses were built when shipping conditions were normal

We have only a limited number, the prices are very low, ranging

While they last the 1915 prices will not be advanced. On ac-

foreign account and the unprecedented freight congestion at terminals

have already been felt. Prices are advancing fast. No positive dates

and prices low. They cannot be reproduced for the same money.

from \$3,800 to \$12,450. Each is a model in architecture, a type spe-

count of the present very low prices and limited supply, we prefer

sales on basis of eash over a reasonable first mortgage, but no mat-

cially planned for its location, at Beautiful Brightwaters, L. I.

ter what terms you require, let us consider your proposition.

SUGGESTION FOR

short-sightedness.
"Everything points to a renewal of

and 18 Shipman st. Newark, run through to 37 and 39 Nicholson st.

PROFITS FROM **VILLAGE' HOUSES**

pepe & Bro. and Levia Realty Co. Give Practical Demonstration.

RETURNS FROM PREMISES DOUBLED

Colonial Dwellings Modernized, but Old Charms Are Still Unblemished.

Pepe & Bro., as agents, and the evia Realty Company, as owners, of which Irving Simon is president, have scently given a practical demonstration of how to alter, in a most profitable manner, the old, attractive and located dwellings in the Green-

ch a way as to place the sitered the most enticing in-ties of the greater city Tribune late last fall, charms of the villag rsons in good circum-

tances.

The Levia Realty Company bought ome menths ago through Pepe & tro, the four story English basement dwelling house at 50 West 12th 1, 21x60x103 feet, and the four story merican basement dwelling at 124 faverley Place, 22x50x87 feet. The 12th house was used as a private dwelling by one family in the days when any preminent Knickerbocker familians of the company was a series of the company of the compa y prominent Knickerbocker famimark New York were residents of
and other blocks of the village,
the last fifteen years it was a furled room house. Up to about three
ths ago the rental was about \$1,a year. The house is now rented
\$500 a year, or an increase of \$2,The Levin company purchased the

age. It has old-fashioned many doors in the parlor, Colonial less and trim. For about the last e years it was used as a furderoom house. That tenant original about \$1,600 a year, but the aished room house. That tenant originally paid about \$1,600 a year, but the rental was gradually reduced, until last June it was about \$1,000 a year. The old floors were made into studio spartments, as in the other dwelling. There are quite a number of specialists on mortgages, however, who say the proposed plan, if adopted, would add extra burdens to property owners. Modern plumbing, heating, electric and hot water plants were installed in both houses. While the isolations were apartment was rented.

Owing to this demand the owners decided to build at a cost of about \$2,500 at one story studio building in the real ready four persons who want to rent this studio, the highest rental offer bethe Waverley Place. There are all ready four persons who want to rent this studio, the highest rental offer bethe Waverley Place property will now are story \$120 a year. The total rents of the Waverley Place property will now are greated \$4,660 a year.

Reparding this apartment demand, Pepe & Bro, say: "Most of the inquiries that we receive are for converted houses, principally with large ments, in that ownership often runs in the conversion of the proposed plan, if adopted, say the proposed plan, if a

that we receive are for con-houses, principally with large open fireplaces, steam heat, elec-and good plumbing. The appliant plain ceilings, no decora-any kind, in old-fashioned The majority of them want to

SPACE FOR MOTROLA CO.

Concern of Which J. W. Jones Is President Gets Madison Av. Office. Loton H. Slawson Co. has leased offices in the Burrell Building, Madison av. and 33d st., to Jones Motrola, Inc., a new company formed with Joseph W. Jones, the inventor of Jones's speedometer at its head and Robert Graves, meter at its head and Robert Graves, the wall paper manufacturer, as its secretary and treasurer. Also leased to Lustre Fibres, Ltd., of London, Eng., manufacturers of artificial silk yarns, large space for executive offices for their entire American business. The their entire American business. The fiber entire American business. The office of E. Osborne Smith, the object office, a five story, and the company of the Metropolitan Opera Company, for Charles R. Pelgram, as trustee, 94 Riverside Drive, a five story, of the Metropolitan Opera Company, for Charles R. Pelgram, as trustee, 94 Riverside Drive, a five story, of the Metropolitan Opera Company, for Charles R. Pelgram, as trustee, 94 Riverside Drive, a five story, of the Metropolitan Opera Company, for Charles R. Pelgram, as trustee, 94 Riverside Drive, a five story, of the Metropolitan Opera Company, for Charles R. Pelgram, as trustee, 94 Riverside Drive, a five story, of the Metropolitan Opera Company, for Charles R. Pelgram, as trustee, 94 Riverside Drive, a five story, of the Metropolitan Opera Company, for Charles R. Pelgram, as trustee, 94 Riverside Drive, a five story, of the Metropolitan Opera Company, for Charles R. Pelgram, as trustee, 94 Riverside Drive, a five story, of the Metropolitan Opera Company, for Charles R. Pelgram, as trustee, 94 Riverside Drive, a five story, of the Metropolitan Opera Company, for Charles R. Pelgram, as trustee, 94 Riverside Drive, a five story, of the Metropolitan Opera Company, for Charles R. Pelgram, as trusteen of the Metropolitan Opera Company, for Charles R. Pelgram, as trusteen of the Metropolitan Opera Company, for Charles R. Pelgram, as trusteen of the Metropolitan Opera Company, for Charles R. Pelgram, as trusteen operation of the Metropolitan Opera Company, for Charles R. Pelgram, as trusteen operation of the Metropolitan Opera Company, for Charles R. Pelgram, as trusteen operation of the Metropolitan Opera Company, for Charles R. Pelgram, as trusteen operation of the Metropolitan Opera Company, for Charle Burrell Building is now fully rented.

Trade Notes.

165 feet, at Harbor View, Clifton, Staten Island, to a person who is going to erect on the site a large dwelling house. The plans are being prepared by Delano & Aldrich.

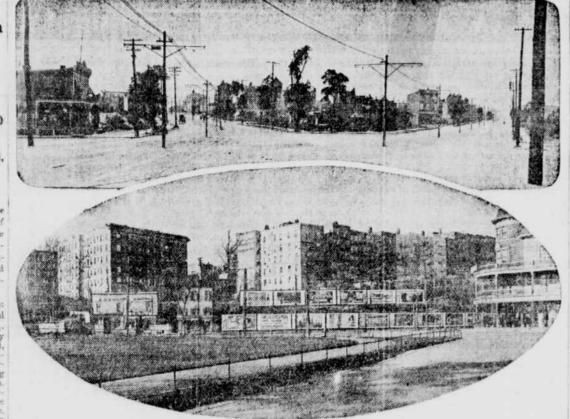
Henry Evans a Buyer.

Henry Evans bought from the Fox Resity Company sixty acres near the Knollwood Country Club, overlooking John D. Rockefeller's estate, and com-John D. Rockefeller's estate, and commanding views into Connecticut and
New Jersey. It will be improved for
a country seat.

Malcolm E. Smith & Co. have leased
spartments in 181 Claremont av. to T.
Huntington Potter, G. Rood, L. Lawless
and M. J. Dunn.

FOUR LOTS FOR BRICK CO.

VIEWS OF PROPERTIES TO BE SOLD AT AUCTION ON DECEMBER 14 BY JOSEPH OWNERS OBTAIN P. DAY AND J. CLARENCE DAVIES. The Schrenkeisen property is on the left hand.



Expresses Strong Dislike to Amortized Loans Here

John Finck Says Proposition Would Terrorize Owners, Who Are Already Overburdened-Conference Appoints Committees to Study and Report on Plan.

Unanimity of opinion does not pre- of reduced rents, heavy taxes and the Levin company purchased the ror about \$22,000 and spent adoption of amortized mortgage loans would have on speculative and investriey Place house is of ColoIt was built about eighty
It has old-fashioned mares in the parlor, Colonial
trim. For about the last
s it was used as a furhouse. That tenant origibout \$1,600 a year, but the

last in the period of those present at the recent
conference called to consider the subject and which has just appointed two
committees to weigh the proposition
and report, believe that amortized
loans would have on speculative and investment buying of real estate in this city.

Most of those present at the recent
conference called to consider the subrecent the proposition of the p

York City.

"Farm lands differ from city investments, in that ownership often runs
from generation to generation, while
city property changes hands at every
opportunty for profit:

"There are two views to be considburdened of late, and any additional
strain may reach the snapping point
Property owners have suffered since
the panic of 1907, and it would prove
burdensome to saddle real estate with
further periodical payments, in view

WILL HAVE HOME ON

Is and the following resolution:

"Resolved, That it is the sense of
the sense of
the sense of
the state would be desirable to work out a plan for including
in future mortgages a provision requiring reasonable instalment payments of principal during the life of
the mortgage."

This sub-committee expressed itself
as being heartily in favor of amortization loans; but as to the application of these principles it was detion to know exactly which lots they
prefer and the completion of the lines of the
dual rapid transit system, which will
open new acres of cheap land to lot buyers, builders and the huge population
that is due to arrive in the
dual rapid transit system, which will
open new acres of cheap land to lot buyers, builders and the huge population
that is due to arrive in the
dual rapid transit system, which will
open new acres of cheap land to lot buyers, builders and the huge population
that is due to arrive in the
dual rapid transit system, which will
open new acres of cheap land to lot buyers, builders and the huge population
that is due to arrive in this country
once peace has been declared in EuThe location of the Huber-Schrenkelsen lots, at any one of a half dozen
important stations on the new East
and the completion of the
dual rapid transit system, which will
open new acres of cheap land to lot buyers, builders and the buye pers, builders and the buye pers, builders and the completion of
the lines of the
fusion and the completion of the sual rapid transit list due to arrive in the
fusion that is due to arrive in the
dual

WANT WEST BRONX RIVERSIDE DRIVE TRAINS RUNNING SOON

being to name a committee to call on the Public Service Commission to urge Barrett P. Smith, formerly with Bouglas Robinson, Charles S. Brown completed. The committee will also company, is now with Douglas L. Elliman & Co., 414 Madison av., in their business department.

company, is now with Douglas L. Elliman & Co., 414 Madison av., in their basiness department.

Daniel Birdsail & Co., Inc., have been and Mott av., pending the completion of the tunnelling under the hill from papointed agents for the buildings 525 Broadway, 353 West 21st st. and 94 Spring st.

Rents Newark Building.

A. Feist, president of Feist & Feist, Inc., has leased for a long term of years the building at 563 Broad st., Newark, for Michael Walsh to Edward Anapach, the prescription optician, for many yearn at 569 Broad st., Mewark, for Michael Walsh to Edward Anapach, the prescription optician, for many yearn at 569 Broad st., Mr. Walsh was represented by Arthur Devinne, altorney.

To Have Harbor View Home.

The Narrows Improvement Company, Inc., has sold through Cornelius 6, Kolff to Ernest T. Villareal a plot, 55x 165 feet, at Harbor View, Clifton, Staten Island, to a person who is going to meet the site a large dwelling to the completion of the tunnelling under the hill from and Mott av., pending the completed to Eugene M. Moore; also an apartment to Eugene M. Moore; also an apartment, for many the following under the hill from Sedwick av. to Jerome av., to connect the Sixth and Ninth av. "L" lines.

"This matter is very important to the builders in the westerly section of The Bronz, as there have been and are new in the course of construction about 125 apartment houses, and immediate relief must be given them in order to procure tenants," says a leading realty and the following officers were elected:

E. Osborne Smith, president; John M. dith the dwelling, 20x100 feet, at 120 East 40th st. and also rented for Bing feet to call on the following was selected to call on the Public Service Commission; Messars. Kaeppel, Cantwell, Cochrane, Connors, Brady, Hodgsin, Stall, Wright, Edwards. Ocean, Jacobs, Donnelly, Smith and Green.

All property owners who have the interest of the westerly section of The Bronx at heart are invited to join the organization. The committee adonted

Bronx at heart are invited to join the organization. The committee adopted the name of the Property Owners of the Jerome Avenue District.

Late Apartment Rentals.

Hope to Lessen Congestion.

Concerted Action Taken to Improve Herald Square

about Herald Square is in a fair way to
be secured through the co-operation of
Borough President Marks, the Real Estate Board and local business interests
by a minimum of such columns should be removed and much longer iron girders
substituted. The danger zone lies between 33d and 35th streets. It has been
noticed, in the rebuilding of the elevated
by a minimum of the such columns should be removed and much longer iron girders
substituted. The danger zone lies between 33d and 35th streets. It has been
noticed, in the rebuilding of the elevated
to be such to be substituted.

efter the vacation period was referred to the Committee on Railroads and Transportation. Borough President Marks was asked to lend his assistance. In his communication of November 18 to Borough President Marks, E. C. (Ammann, chairman of the Real Estate Borough President Marks at once took the matter up with the Public Service Commission and has had the assistance of its interest in the plan. The question of the columns under surance of its interest in the plan.

the elevated railroad structure at 34th Street, where it crosses Sixth Avenue, has been brought to the attention of the Real Estate Board. As you are Traffic Tangles.

Warked relief from traffic congestion

Traffic Tangles.

Marked relief from traffic congestion

Traffic Tangles.

The Real Estate Board. As you are aware, the columns render that location one of the most dangerous in the entire city. It has been suggested that a number of such columns should be reby a plan for increasing the width the width the submay and also the between the elevated pillars at that now elevated railroad on the Bowery and also the new elevated railroad on Jerome Avenue, how much longer the iron girders are at the present time. We would like to know if it would be feasible to obtain the removal of the columns release Estate Board last summer, and after the vacation period was referred to just now while the Brooklyn to the Committee on Railroads and the submay underneath.

WILL HAVE HOME ON

mortgages are made attractive. Periodical payments in reduction of existing mortgages, increased interest rates and ever growing taxes will not

Owners in Jerome Ave. Unite to Mme. Destinn to Occupy Dwell- market. ing Near 81st Street.

Pease & Elliman have rented for a cember 14."

Pease & Elliman have leased for Mrs.

E. A. Underhill to Mrs. Isabella Merethrough to 37 and 39 Nicholson st. Inc.

E. A. Underhill to Mrs. Isabella Merethrough to 37 and 39 Nicholson st. Inc.

East 40th st., and also rented for Bing feet on both streets, the total floor space being an apartment of ten rooms in space being about 20,250 square feet.

This was the first building erected the space of the opening of Bradford

of years.
The Houghton Company, in conjunction with A. N. Gitterman, has leased for Thomas H. Raywood the dwelling 216 West 72d st. to Charlotta L. Hen-

Hammond & Fay and Corwith Brothers have sold for the Long Island City Realty Company four lots, 50x180 feet, extending from Borden av. to 3d st., Long Island City, to the Greenpoint Fire Brick Company. Also sold to a Long Island City investor, the plot 25x100, with the buildings, at 64 8th st., Long Island City.

Mariners' Harbor Deal. J. Sterling Drake has sold for Amy Hope Boville a corner plot, 42x112 feet, at Commerce Park, Mariners' Harbor, to Antonio Teneriello. He will improve the parcel

Now Owns Warehouse.

Nepperhan Heights Deals. The Robert E. Farley Organization has sold an eight room house on Marlborough Road, Nepperhan Heights, Yonkers, to John W. Fogarty, of Peckskill. Also a plot on Myrtle av., Nepperhan Heights, to W. L. King.

OBJECT SOUGHT

to Go Up on Park Ave-

BOUGHT LAND TO

Investor in an All-Cash Transaction Affecting a 37th

Quite a number of choice speculative

William B. May & Co. sold the north-east corner of Park av. and 71st st. for the 735 Park Avenue Corporation, which organization represents neigh-boring owners, who purchased the premises several months ago with the

SUGGESTION FOR

XWAS SEASON

No Better Gift than One of
the Bronx Lots, Say
Day and Davies.

"What better Christmas gift than one or more of these lots, with their wonderful future? How much better a deed to one of these Huber-Schrenkeisen parcels than to present some coally luxury in memory of the season?" said

The buyer will hold the property as an investment.

Other sales yesterday were:
250TH ST.—The Delafield estate sold a large plot on the northwesterly corner of 250th st. and Goodridge av., having a view over Van Cortlandt Park, to Dwight J. Baum, who has designed a Colonial house for his own occupancy. The work of putting up the building will start at once.

RYER AV.—H. A. Douglas & Co. sold the three lots on the east side of Ryer av., 260 feet south of 184th st., on plot 75×100 feet; also plot of similar size in rear, on Valentine av., with dwelling house, for the Burke Estate.

EAST 176TH ST.—Charles R. Farudolo has sold for the Harlem Savings Bank property, 709 East 176th st., 70 feet east of Crotona av.

EAST 125TH ST.—The Maseba Realty Company, represented by Myers & Sarveyin as attorneys, purchased 254

of reduced rents, heavy taxes and the increased expense incidental to a compliance with the conflicting mandatory and often useless orders of the many municipal bureaus. No owner can live on the income of his property and meet further increased demands.

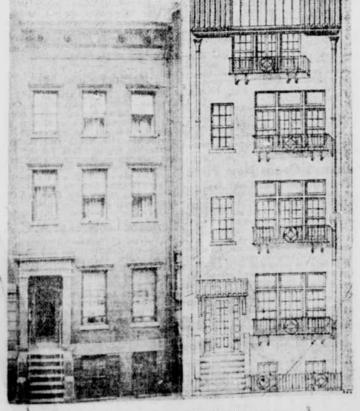
"A purchaser invests his money in real estate for the purpose of securing an income, and he should not be compeled to meet annual payments in deduction of his mortgage. If it by true that amortization of mortgages would deter speculators, it is doubly true of investors, who will not purchase unless mortgages are made attractive. Penalty of the season of these lots, with their wonderful future? How much better a deed to one of these Huber-Schrenkeisen parcels than to present some coally luxury in memory of the season?" said Joseph P. Day and J. Clarence Davies an income, and he should not be compeled to meet annual payments in deduction of his mortgage. If it by true of investors, who will not purchase unless mortgages are made attractive. Penalty in the right direction, added Messrs. ty Company, represented by Myers & Sherwin, as attorneys, purchased 254 East 125th st., a five story twenty-family tenement house, with two stores, on plot 30x100 feet, being 80 feet west of Second 100 feet, being 80 feet west of

rates and ever growing taxes will not inspire confidence. The two committees of the conference, were appointed last week. They were chosen from a sub-committee named to bring together persons interested in the subject. The committee was called at the Chamber of Commerce by the Advisory Council of Real Estate Interests. The first meeting of this sub-committee was held at the office of the council, and Cyrus C. Miller was elected chairman. As a preliminary basis for its deliberations the committee adopted the following resolution:

Leases Newark Structure.

The Jersey Tobacco Company has leased through Feist & Feist for a long term of years from Albert J. and Jacob Holle the three story building at 16 and 18 Shipman st. Newark, running and 18 Shipman st. Newark, running ceeds of which will also go to this

Sell Shippan Point Place.



How the old dwelling at 124 Waverley Place was changed.

REAL ESTATE FOR SALE OR TO LET.

LONG ISLAND.

REAL ESTATE FOR SALE OR TO LET.

LONG ISLAND.

LONG ISLAND. Warning

Dwelling, Not Apartment, nue Corner Site.

PROTECT THEMSELVES

Street Parcel.

parcels changed hands yesterday. Be-sides, some attractive home cites were

bject of preventing an apartment ouse improvement being built on the site. The sellers were represented by Jouglas Robinson, Charles S. Brown

Company.

At the southeast corner is the house formerly occupied by Elihu Root. The property was sold by the same brokers early this year to Carl Tucker, represented by Joseph P. Day. The purchaser will immediately improve the corner by erecting a modern house of the English basement type.

The Loton H. Slawson Company sold for Mrs. Ella H. Smith the property 84 Weat 37th st., a four story English basement house, on a lot 25x98.9 feet. It was an all cash purchase.

The buyer will hold the property as an investment.

Other sales yesterday were:

This was the first building erected as a result of the opening of Bradford Place.

Pease & Elliman have sold at Shippan Point, Conn., T. B. Graham's property to Francis Guerriich.

BOROUGH OF THE BRONX.

NEW LONG BEACH ROAD PROJECT

sale, exchange; Freeport residence, provovementa; 100x175. Rodgers, 1391

of delivery can be made.

Write for Booklet No. 18 of Brightwaters, where wood-

land, lakes and sea combine to make an ideal place of resi-

Plan for Proposed Highway Arouses Wide Interest on Long Island.

The project to build a 100-foot boulevard from Oceanside to Long Beach has awakened wide interest among Long Islanders and motorists who visit "Even under ordinary circumstances, in a nominal market, the purchase or gift of such superbly located real estate as these 241 lots represents a move in the right direction," added Messrs.

Day and Davies. "In the present market plot 30x107 left, Charles Buermann & Co. Second av. Charles Buermann & Co. The popular beach resort. There is at present only one road from the maintenance of the present only one road from the present only one road from the maintenance of the present only one road from the pr

to overlook such opportunities is pure short-sightedness.

"Everything points to a renewal of interest in real estate investment—Wall Street has had its inning; business is spreading in every direction; av. and Waverley Place.

It was at the Wreck Lead crossing on this road that S. Osgood Pell and to an investor 135 and 137 West 16th William Laimbeer lost their lives in an automobile accident a year ago last summer.

The proposed boulevard would not average the strength of the week Lead crossing.

the mas is appeading a very direction; the banks are full to overflowing with money they find it difficult to keep well investment will be in read estate, and investment will be in read estate, and in westment will be in read estate, and is and the completion of the lines of the dual rapid transit system, which will open new acres of cheap land to let buy-invers, butliers and the completion of the lines of the dual rapid transit system, which will open new acres of cheap land to let buy-invers, butliers and the completion of the Huber-Schrenkeit important stations on the new East and the West Bronx rapid transit lines, called the will be in read estate, and the west Bronx rapid transit lines, called the west being a special too took know exactly which lots they prefer and to bid intelligently for our offerings on the day of sale, when it is not know exactly which lots they prefer and to bid intelligently for our offerings on the day of sale, when it is now expectation that some of the distribution to know exactly which lots they prefer and to bid intelligently for our offerings on the day of sale, when it is now expectation that some of the distribution to know exactly which lots they prefer and to bid intelligently for our offerings on the day of sale, when it is not be paid, the public, and they aione, will make the prices at the sale on December 14."

The body of the nursery is to enable poor mothers to place their children and to be in the Change Scheepe and to bid intelligently for our offerings on the day of sale, when it is not one our expectation that some of the distribution to know exactly which lots they sale they will make the prices at the sale on December 14."

The body of the nursery is to enable poor mothers to place their children and the price of the day, and as a seed on the poor mothers to place their children and the poor mothers to place their children and the completion of a long that the completion of a long that the completion of the lines of the day and the poor mothers to place the ch

trustee, 94 Riverside Drive, a five story, 20-foot American basement residence, between 81st and 82d sts.

Douglas L. Elliman & Co. have leased, furnished, for the season a large duplex apartment in 131 East 66th st. for Mrs. D. Randall MacIver to Eugene M. Moore; also an apartment furnished, for the season in 178 East 70th st. for Oliver C. Reynolds to Mrs. George B. Lamb, and an apartment in 19 East 40th st. to Miss M. E. ment in 149 East 4 an almost unanimous decision in favor of the project. As soon as the neces-sary consent is obtained Mr. Prichard promises to start work, and expects to have the boulevard in operation the coming summer if the meeting to vote the right of way is held as soon as possible.

OUT OF CITY.

MANUFACTURING SITE. Baltimore, for sale or lesse; at bargain price to close estate; 459 ft. frost, 215 ft. deep to Union R. R. near tidescater. For particulars and than address DUVALL & BALDWIN, Attemperature.

TO BE LIKE MONASTERY OF TIMES OF TUDORS

The Ideal in Homes

ance like rent.

T. B. ACKERSON CO.,

Developers of Choice Properties and Builders of Houses of Merit,

1 West 34th Street, New York.

Homes already built, ready to move into, will be scarce next spring. Few are being built because of the war and the financial difficulties. Even if building were plentiful you would find few homes like the five being completed now at RIGHT IN

CITY ISLAND

families that have bought property from us. They are beauti ful in design, cosily arranged, with wide porches, lots of closet room and are built with BRICK FILLED WALLS and seasoned lumber.

YOU CAN BUILD ONE WITH SMALL DEPOSIT AND YOUR RENT.

To Builders We have free and clear plots at City Island where we would be glad to have you build with build-

NEW YORK CITY.

up. Small initial payment, bal-

anywhere than City Island. It is

right on the waterfront, with every

advantage of country, seashore and City. Reached by the Harlem Division of the N. Y., N. H. & H. R. R.

from 129th St. and 3d Av. Elevated

\$1 Nassau St., New York Prop. Office, 500 City Island Av.

WESTCHESTER COUNTY.

New Yorks most accessible most healthful

Buy your plot now and start build-

Spring. Building sites from \$300

Visit Park Hill Today
(1) Take Breadway Sulway Express to Van Cortland Fars, then Breadway trilley to Fark Hill. (2) Take 681 or 9th Avr. Elevaden tenies to 15th St., then Pottans R. R. to Fark Hill Station. (3) Motor op Broadway to Fark Hill Station and office 12 miles north of Times Sq.

Office on property open every day.

American Real Cstate Company GEORGE HOWE, SALES AGENT 527 FIFTH AVENUE, NEW YORK

BOROUGH OF MANHATTAN.

A 5 PER CENT. NET INVESTMENT.

BOROUGH OF BROOKLYN.

Attractive terms of payment.

PARKHIL

WESTCHESTER COUNTY. Plots of Varying Size and Price. Edgemont Estate SCARSDALE Westchester County's Ideal Home Community

Nearly 150 Acres of high, wooded land overlooking and bordering on Bronx Parkway and within 5 minutes' walk of Scarsdale Station. Macadam Roads, Sidewalks, Sewers, Electric Lights, etc. 18 miles ant 34 minutes by all Elec miles out 34 minutes by all-Ele tric Service from Grand Central
Terminal over 60 trains daily,
For Particulars Apply
527 5th Am., N. Y.

Ish Maryin " Station P

COUTRY PROPERTY.

UNFURNISHED APARTMENTS TO LET

wm. R. WARE, Broadway and 86th St. 22D ST., 218 WEST Bargain, \$7,490; elegant 3 story and basement, stone

WEST SIDE

THE SEVILLIA, Apartment Hotel,

New Home for Friars Being All Rooms To Be Sound-Proof

BEST FINANCIAL PLAN FOR PURCHASE OF country homes explained in Lore O'Life Maga-rine. Country Home League, No. 40 West 21d 84. Topt Z-N Y C 'Phone 9860 Mad 84.

Fire large rooms and bath; newly decorated steam, hot water new open plumbing; white enamet tube and sinks; \$30. Janttor.

FURNISHED APARTMENTS TO LET

Rooms 10 Be Southur-Froot Bright Rooms 10 Broot construction, these suites are so recompletion, is being erected on the size of 106-108-110 West sixth st., from plans by Harry Allan Jacobs.

The new home has a frontage of 50 feet. I need to be suited a story cooperative building to be erected on the size of 50 feet and a depth of 50 feet. I need to be suited a story cooperative building to be erected on the second floor and a depth of 50 feet. I need to be suited to be beind them.

All the suites of rooms in the eight story cooperative building to be erected on the second floor and story cooperative building to be erected on the second floor will candidly express the big bard on the top form and politic of ladianal limestone. Carry on the forms bedrooms, showers and private be designers of the struction, the heating and ventilating and refrigerating plants, barred shop, story rooms, help's locker towns, on the foor a gymmasium, ball courts and roof garden. In the basement will be a kitchen, the heating and ventilating and refrigerating plants, barred shop, so the second floor and plants and the second of the second floor and plants and the second of the second floor and the second floor